

BURNEY FIRE PROTECTION DISTRICT



37072 Main Street
Burney, CA 96013
(530) 335-2212

Standard Number

F-1

Revision Date:
July 23, 2026

FIRE PREVENTION STANDARD

FIRE SPRINKLER SYSTEMS IN NON-RESIDENTIAL BUILDINGS

AUTHORITY

Sections 102.9, 103, and 104.1 of the 2025 California Fire Code (CFC) and Burney Fire Protection District Ordinance 2026-01 state that the Fire Official of the Burney Fire Protection District (BFPD) shall have the authority to adopt policies, procedures, rules, and regulations in order to clarify the application of the Fire Code and to determine requirements not specifically provided for by the Fire Code. For further requirements on this subject, see sections 503.5 of the 2025 California Fire Code. This Standard may be modified with the approval of the Fire Official. For further requirements on this subject, see section 903 of the 2025 California Fire Code and the currently adopted edition of NFPA 13 as amended. This Standard may be modified with the approval of the Fire Official.

PURPOSE

The purpose of this Standard is to provide minimum requirements for the design and installation of fire sprinkler systems in commercial and industrial use buildings, in order to aid in the detection and control of fires and thus provide improved protection against injury, life loss, and property damage.

SCOPE

This Standard, in conjunction with the currently adopted edition of NFPA 13, shall apply to the design and installation of, and the modification to, all fire sprinkler systems in commercial and industrial occupancies. This Standard shall take precedent where there is any conflict with NFPA 13 or the California Fire Code.

DISCLAIMER

These Standards may change without notice. Whenever applicable statutes, regulations and Standards are updated and adopted, the latest shall apply. These requirements do not exempt any individual from complying with other applicable state, county, or city codes and Standards.

SUBMITTALS

Submit an application and all required documentation to the BFPD office.

- 1) All pages of plans shall have a three-inch (3) by three-inch (3) box labeled "FOR FIRE DEPARTMENT USE ONLY" located in the bottom right corner of every page for approval stamp.



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- 2) The following shall be submitted to the Fire Protection District for approval and permit prior to performing work on any fire sprinkler system:
 - a) Detailed plans describing the work to be done. (For information on what must be included on plans, see sections below in this Standard and the BFPD Plan Submittal Checklist.)
 - b) Hydraulic calculations for all design areas.
 - c) Manufacturer's specifications sheets (cut sheets) for all proposed materials and equipment.
 - d) A water flow test report from the water purveyor dated within six (6) months of submittal. With the approval of the Fire Official, for special cases where water supply information is not available, the following may be considered acceptable:
 - i. A hydraulic analysis and report provided by a registered professional fire protection engineer (F.P.E.)
 - ii. A flow test performed by a licensed C-16 contractor, documented on the BFPD "FIRE HYDRANT WATER FLOW TEST REPORT" form and witnessed by the BFPD.
 - e) Approved drawings showing private onsite underground water supply lines.
 - f) Any other important details and information as required by this Standard.
 - g) Payment of all appropriate fees.

GENERAL

- 1) All automatic fire sprinkler systems for commercial/industrial projects shall be designed to the requirements of the currently adopted edition of NFPA 13 and other recognized Standards as they apply to the hazard being protected. No deviations from these recognized Standards will be made without approval from the Fire Official.

UNDERGROUND PIPING SYSTEMS

- 1) Underground sprinkler piping serving fire sprinkler systems shall be installed in accordance with BFPD Standard W-2 and current editions of NFPA 13 and 24.
- 2) Private underground supply piping that serves a single building exceeding 100,000 square feet shall be required to have a circulating loop with a minimum of two (2) points of connection to the public water source (See BFPD Standard W-2.)

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- 3) Post Indicator Valves (PIVs) and Fire Department Connections (FDCs) serving fire sprinkler systems shall be installed in accordance with BFPD Standard F-4 and current editions of NFPA 13 and 24.
- 4) Risers serving buildings sixty-two thousand (62,000²) square feet or less shall have its own PIV and FDC. FDC's shall be located within one hundred (100') feet of a fire hydrant.
- 5) Buildings with multiple risers shall have an FDC located at each point of city water connection. NFPA 13 shall be used to determine adequate size of FDC inlets. FDC's shall be located within one hundred (100') feet of a fire hydrant.

SYSTEM RISERS

- 1) All system risers shall be installed inside of buildings to be protected, or in an approved weather-resistant exterior enclosure, and in a location acceptable to the Fire Official.
- 2) Risers shall be accessible to BFPD personnel and shall have a minimum of thirty-six inches (36") clearance from obstructions and around all components and equipment. Risers shall be accessible for operation, inspection, testing and maintenance. Signage for rooms enclosing sprinkler risers shall be in accordance with the 'Signage' section of this Standard.
- 3) System risers shall be located inside a 4'x4' room and accessible by means of at least one (1) exterior access door of not less than thirty-six inches (36") in width and eighty inches (80") in height. **(See DIAGRAM F-1.1)** Signage for the room shall be in accordance with the 'Signage' section of this Standard.
- 4) System risers shall be co-located with the Fire Alarm Control Panel (FACP) unless otherwise approved by the Fire Official.

DRAINS AND VALVES

- 1) Each sprinkler system shall have a test valve installed in an approved location, either on the system riser or in a remote area of the system. The orifice size shall be equal to the hydraulically calculated most remote sprinkler head.
- 2) All drains and test valves shall be piped to the exterior of the building. Outlets of test valves and drains shall discharge preferably into landscaped areas, such as planters or basins, but in no case, shall the installation allow water to flow into the public street or storm drain system.

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- a) As an alternate to exterior outlets, test valves and drains may have outlets that discharge into interior floor drains connected to the sewer system, or another suitable location approved by the Fire Official. Floor drains are to be adequately sized for the flow and pressure of the water being drained from the system.
- b) Such outlets for systems with anti-freeze solutions shall not be allowed to drain onto the site. All anti-freeze systems shall have drain and test valve connections that allow for the safe collection of anti-freeze solutions.

SYSTEM MONITORING AND ALARMS

- 1) Fire sprinkler systems and all control valves shall be connected to an approved sprinkler monitoring alarm in accordance with the currently adopted California Fire Code, NFPA 72 and BFPD Standard F-5. The sprinkler monitoring alarm system shall be tested, accepted, and operational prior to final approval to occupy the building.
- 2) Every sprinkler system riser shall be provided a separate local water-flow alarm bell, installed at the exterior of the protected building closest to the sprinkler riser. Water-flow alarm bells shall be a minimum of eight (8) inches in size and bear a sign stating, "WHEN BELL RINGS CALL FIRE DEPT" in minimum one-inch (1") letters on a contrasting background.
- 3) Other local alarm devices may be provided with the approval of the Fire Official. See BFPD Standard F-5 for fire alarm interior water-flow notification requirements.

SPECULATIVE WAREHOUSE BUILDINGS

- 1) Newly constructed industrial distribution warehouse buildings without an end user ("speculative"), shall have the sprinkler systems designed in accordance with NFPA 13 as an Early Suppression Fast Response (ESFR) system, or other design criteria as approved by the Fire Official.

HYDRAULIC CALCULATIONS

- 1) All hydraulic calculations shall be designed for the system demand not to exceed 90% of the available water supply. This demand is to include the sprinkler system flow and the combined inside and outside hose allowance requirements but shall not be required to include fire-flow demand per Appendix B of the California Fire Code.

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- 2) Hydraulic calculations shall be designed using data either from official flow tests or computer-generated models performed by the water purveyor. All water flow tests used in design of sprinkler systems shall be dated no more than six (6) months prior to time of plan submittal. With the approval of the Fire Official, for special cases where water supply information is not available, system design may be based on the following:
 - a) A hydraulic analysis and report provided by a registered professional fire protection engineer (F.P.E.).
 - b) A flow test performed by a licensed C-16 contractor, documented on the BFPD "FIRE HYDRANT WATER FLOW TEST REPORT".

INSPECTIONS

- 1) All sprinkler systems are required to be inspected by the Fire Official prior to final approval. The C-16 contractor of record shall contact the appropriate BFPD office at least forty-eight (48) hours prior to requesting an inspection and shall notify the BFPD office a minimum of twenty-four (24) hours for any cancellation of inspections.
- 2) A hard copy of the stamped plans (paper) and required job card(s) shall be onsite at the time of inspection.
- 3) The following inspections shall be required for all fire sprinkler systems in commercial and industrial buildings:
 - a) **WELD INSPECTION:**
 - i. All welded pipe shall be visible on the ground and inspected for quality and consistency of welds. A certificate from a licensed welder shall be provided on site, and all pipes shall have the matching stamp visible to the inspector.
 - b) **OVERHEAD ROUGH INSPECTION:**
 - I. All piping and components are required to be in place and shall be exposed and visible, including Fire Department Connections (FDC), sprinkler heads, valves, gauges, and flow switches. Installation shall be per the approved plans.
 - II. All seismic bracing, hangers and other restraints shall be in place and installed per the approved plans.
 - III. Effective January 1, 2024, fire sprinkler systems installed with CPVC shall use plugs in place of sprinkler heads.

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c) **OVERHEAD HYDRO INSPECTION:**

- i. The system piping and all components shall be hydrostatically tested in accordance with the current edition of NFPA 13. There shall be no visible pressure drop on the gauge during the hydrostatic test. All piping shall be exposed to check for leaks.
- ii. Where modification is made to an existing system affecting more than 20 sprinklers, the new portion shall be isolated and tested at not less than 200 psi for two (2) hours.

d) **FINAL INSPECTION:**

- i. A thorough flush of the underground supply piping shall be completed prior to connecting to the riser and witnessed by the BFPD inspector (See BFPD Standard W-2.)
- ii. Water motor gong bell or electric water-flow alarm bell and flow switch shall be functional, and all identification signs and system hydraulic data plates shall be installed. Spare head box, including additional sprinklers and sprinkler head wrench, shall be installed.
- iii. All sprinkler heads shall be uncovered, with escutcheons and trim rings in place. For concealed heads, the cover plates shall be off. All sprinkler heads shall be free of protective caps, paint, texturing, or any other obstructions. Protective guards shall be installed on all heads in storage areas. Any other protective coatings and plastic bags shall be in place on sprinkler heads installed in locations susceptible to corrosion or overspray.
- iv. A flow test shall be performed using the approved Test and Drain Valve or Inspectors Test Valve (if installed). If the water-flow alarm bell is electrically operated, the waterflow shall activate an audible alarm on the premises within 90 seconds after such flow begins and until such flow stops. If the water-flow alarm bell is mechanically operated, the water flow shall activate the bell within 5 minutes.
- v. The contractor shall provide a hard copy of the "Above Ground Completion" certificate per NFPA 13.

TESTING AND MAINTENANCE

- 1) Sprinkler systems shall be tested in accordance with the current CCR Title 19 and NFPA 25 CA edition Standards.
- 2) All testing and maintenance reports and documentation shall be submitted to the appropriate BFPD office using an approved automatic extinguishing system form available from the Office of the State Fire Marshal.

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PROTECTION FROM FREEZING

- 1) All piping for new systems in areas subject to freezing temperatures and not maintained above 40°F shall be protected from freezing in accordance with the current edition of NFPA 13.
- 2) The need for freeze protection shall be as determined by the Fire Code Official and based on the California Energy Commission "Climate Zones" and Part 6 of CCR Title 24, the California Energy Code. Systems located in Climate Zone 16 shall be freeze protected by a means other than the use of insulation. Detailed maps and information about Climate Zones may be found on the Internet at <https://www.energy.ca.gov/>
- 3) All antifreeze solutions shall be in accordance with NFPA 13 and the California Fire Code. A metal placard shall be placed on all systems using antifreeze solutions at the main riser and at all test or drain valves. The placard shall contain the necessary information permanently stamped or engraved as shown in **DIAGRAM F-1.2**.

SIGNAGE

- 1) All signs for drains and test valves required on sprinkler systems shall be made of metal, no less than ten (10) gauge thickness, colored red and engraved with permanent white letters.
- 2) Hydraulic calculation plates required on risers shall be made of metal, unpainted, and the information permanently stamped or engraved, and attached to the riser with a metal "U-bolt" or chain.
- 3) All doors enclosing or concealing sprinkler risers, shall have a durable metal sign four inches (4") in height and twelve inches (12") in length with a minimum of two inch (2") red block letters on a white background stating "FIRE RISER INSIDE" per DIAGRAM F-1.3. Signs shall be installed at five feet (5') above finished floor on the outside of doors.

SPECIAL SITUATIONS

- 1) Special uses, high-rise buildings, and other hazards may require special design or installation considerations. The contractor is encouraged to contact BFPD Office of the Fire Marshal regarding these areas not covered in this Standard.



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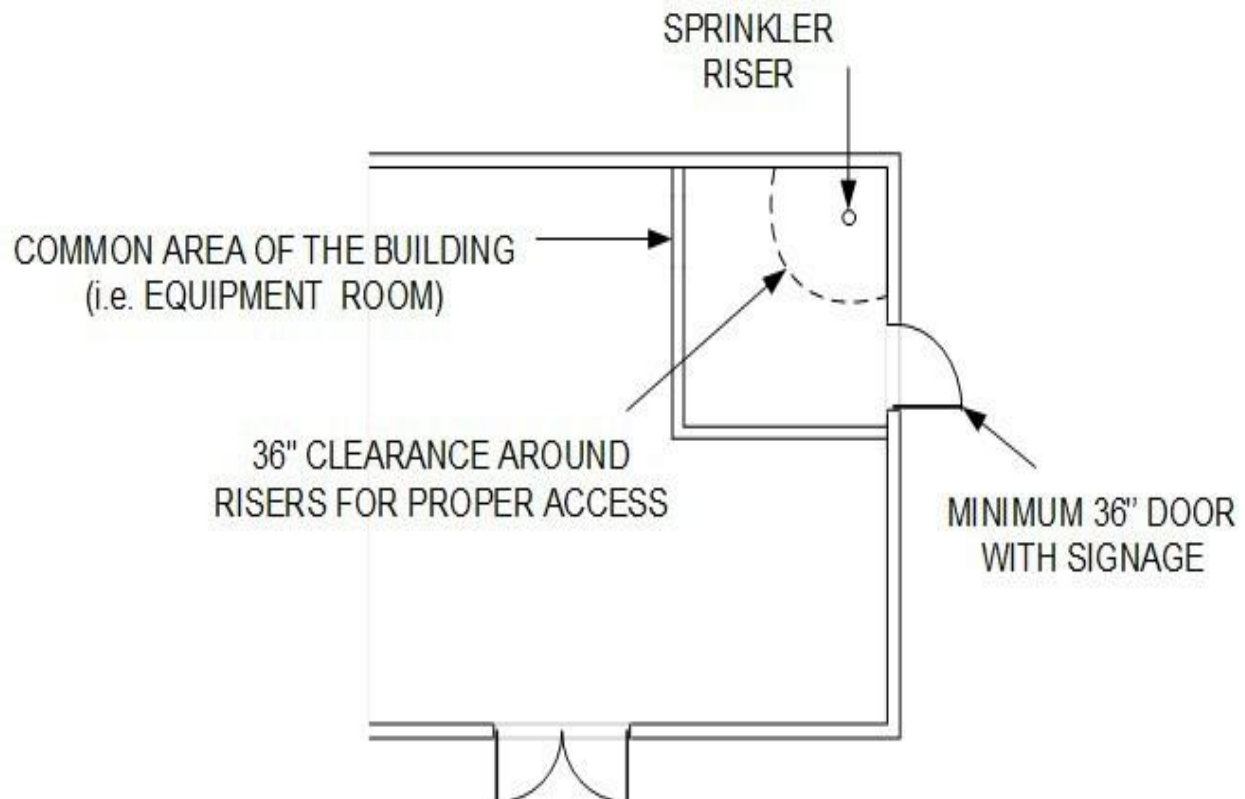
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DIAGRAM F-1.1: EXTERIOR ACCESS TO SPRINKLER RISERS





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DIAGRAM F-1.2: SAMPLE PLACARD FOR ANTIFREEZE SYSTEMS

ANTI-FREEZE SYSTEM

The fire sprinkler system in this building contains an anti-freeze solution for protection against freezing.

Type of anti-freeze:

Manufacturer:

Trade name & brand:

Solution concentration: %

System volume: gallons

Protected to: degrees (°F/°C)

Location:

Date tested:

DIAGRAM F-1.3: DETAIL OF "FIRE RISER INSIDE" SIGN (6" X 12")

